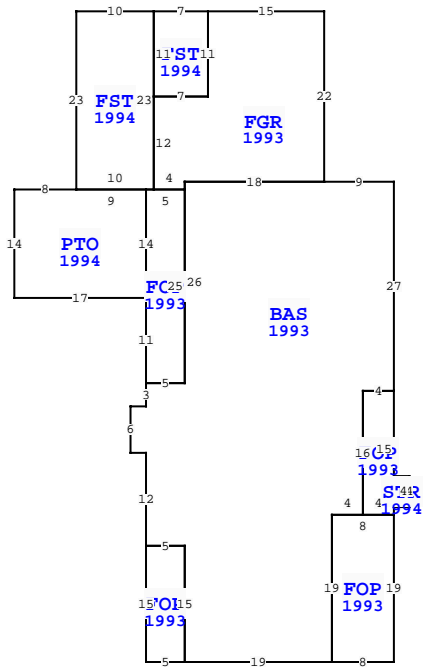


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	18	CEMENT BRK 90			
Exterior Wall	12	CEDAR 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 70			
Roof Cover	04	BUILT-UP 30			
Interior Wall	05	DRYWALL 50			
Interior Wall	06	CUST PANEL 50			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC		1008.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1993	1,575	138,510
FGR	411	55	1993	226	19,875
FOP	64	30	1993	19	1,671
FOP	75	30	1993	22	1,935
FOP	125	30	1993	38	3,342
FOP	152	30	1993	46	4,045
FST	77	55	1994	42	3,693
FST	230	55	1994	126	11,081
PTO	238	5	1994	12	1,055
STR	8	10	1994	1	88
TOTALS	2,955			2,107	185,296

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,107	125.1460	125.15	263,691	1961	1983	0	0	0	29.73	70.27
1 SINGLE FAM - 100% - 2023 Heated Area: 1575 HX Base Yr												



NASSAU COUNTY PROPERTY				PAGE 1 of 1	2																			
VALUATION SUMMARY																								
VALUATION BY				STANDARD																				
Tax Group: 2		Tax Dist:																						
BUILDING MARKET VALUE				185,296																				
TOTAL MARKET OB/XF VALUE				2,319																				
TOTAL LAND VALUE - MARKET				210,000																				
TOTAL MARKET VALUE				397,615																				
SOH/AGL Deduction				23,420																				
ASSESSED VALUE				374,195																				
TOTAL EXEMPTION VALUE				13 374,195																				
BASE TAXABLE VALUE				0																				
TOTAL JUST VALUE				397,615																				
NCON VALUE				0																				
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE				390,210																				
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
20110550	OTHER	3,600	04/13/2011																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																		
2536/1101	2/02/2022	WD	Q	I	02	450,000																		
GRANTOR: BRUNTY CHARLOTTE D																								
GRANTEE: POWELL ERIC M																								
1811/0374	8/27/2012	WD	Q	I	02	138,800																		
GRANTOR: HERNANDEZ CYNTHIA HER																								
GRANTEE: BRUNTY CHARLOTTE D																								
BLD DATE						LGL DATE																		
XF DATE						LAND DATE																		
INC DATE						AG DATE																		
1902 BEECH ST, FERNANDINA BEACH						03/25/2024 MLU																		
EXTRA FEATURES						BUILDING NOTES																		
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1961	1961	3	22	770										
2	0810	CONCRETE A	0 100	0 0	855.00	SF	6.50	6.50	100	1961	1961	3	20	1,112										
3	0810	CONCRETE A	0 100	30 5	150.00	SF	6.50	6.50	100	1961	1961	3	20	195										
4	0810	CONCRETE A	0 100	30 3	90.00	SF	6.50	6.50	100	1961	1961	3	20	117										
5	0810	CONCRETE A	0 100	24 4	96.00	SF	6.50	6.50	100	1961	1961	3	20	125										
TOTAL OB/XF						2,319																		
LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	210,000							

REVIEW DATE																								
05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS																								